

PROPOSED SUBDIVISION OF Lot 12, Sec D, DP 977972 3 Moore Road, Bolwarra Heights, NSW 2320. Including Demolition of Existing Structures.



Statement of Environmental Effects

Reference: 173887 – November 2021



- Structural
- Geotechnical
- Civil
- Residential
- Forensic
- Building Services
- Surveying

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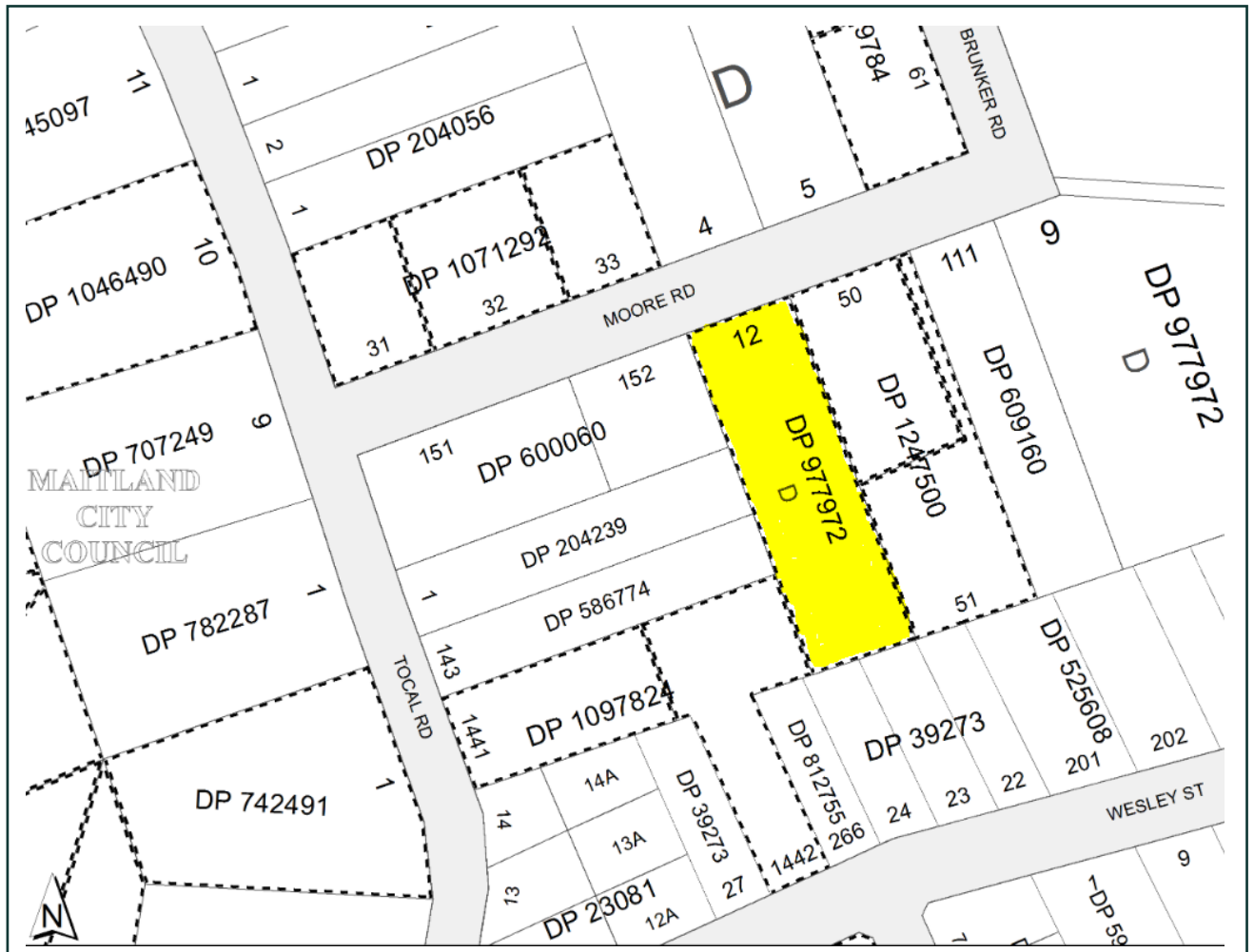
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Document Revision History

Date	Rev	Author	Comments
24.11.2021	A	Pam Wadsworth	First Edition

1 Locality Sketch



2 Existing Site

PROPERTY DESCRIPTION	LOT 12, SEC D, DP 977972
SITE AREA	3227m ²
ZONING	R1

The site has frontage to Moore Road and adjoins existing residential development. Moore Road is bitumen sealed, has vertical kerb and gutter and no footpaths. There are footpaths on Total Road that Moore Road intersects with.

There is an existing 375mmØ RCP system along the rear of the site, this continues into the adjoining property, where it runs parallel to the eastern boundary of the subject site. Approximately halfway along the eastern boundary, of the subject site, the piped system turns, increases to 450mmØ RCP and continues downstream. Where the stormwater system traverses the subject site, it is burdened by and easement to drain water 2.5 wide and variable which benefits Council. Similarly, the downstream properties are burdened by easements to drain water which benefit Council.

Two sewer mains traverse the property, one along the rear boundary and another approximately $\frac{3}{4}$ of the distance from the front boundary.

The site is rectangular in shape with a side slope west to east. Lengthwise the site has a central low point, this is more pronounced along the eastern side, at the downstream end of the existing Council piped stormwater drainage system where it increases to a 450mmØ RCP and continues downstream.

From available records, the site is not subject to flooding.

The site is generally clear with scattered trees. At the southern end (rear) of the site there is a dilapidated tennis court. Centrally on the site there is large weatherboard shed with an attached carport, some minor sheds and an elevated brick/concrete platform. At the northern end (front) of the site there is a weather board dwelling with a detached garage linked to the house (under the same roofline) by a carport. The garage/carport are accessed directly from Moore Road via a concrete driveway that is approximately 6.5m wide. The existing dwelling is connected to all public utilities, except sewer, directly from Moore Road. The sewer is connected to the main that is located approximately $\frac{3}{4}$ of the distance from the front boundary. All stormwater from the site, including roof water from all structures, is directed to the existing piped Council system (at the low point along the eastern boundary). There is a concrete surface drain that directs stormwater flows to the existing Council stormwater pit on the adjoining property.

For further details, refer to the existing site plan of the proposed subdivision drawings 173887(PS).

3 Proposed Development

It is proposed to subdivide the subject site into three lots (creating two additional lots): -

- Proposed Lot 121 at the northern end of the site, with frontage to Moore Road. 1150.7m² (1037.7m² ex ROA).
- Proposed Lot 122, centrally within the site. 900m² (753m² ex ROA).
- Proposed Lot 123 at the southern (rear) end of the site. 1176.1m².

All proposed lots will be accessed by a shared driveway.

Apart from the existing dwelling it is proposed to demolish all structures on the site. This includes the masonry walls & fencing around the tennis court and the garage & carport that are linked to the existing house.

A retaining wall, approximately 34m long will be constructed along the eastern boundary of the site, predominately on proposed Lot 122. This will have a maximum height of 0.89m. The site will be filled/regraded for a width of approximately 13m. As part of the driveway construction, along the western boundary, the low point will be aligned with the proposed Lot 122/123 boundary.

It is proposed to construct an Inter Allotment Drainage (IAD) system to drain the driveway and all proposed lots to the existing piped Council stormwater system. The stormwater system, from the existing dwelling will be redirected to the proposed IAD system.

A Sewer main will be constructed, from the existing sewer main in proposed Lot 123, to the body of proposed Lot 121. The sewer connection from the existing dwelling will be redirected to the proposed sewer main.

All other public utilities are located at the Moore Road frontage. Relevant service conduits will be installed under/beside the proposed driveway.

As part of the site fill/regrading and construction works it will be necessary to fell seven (7) trees.

To provide parking, for the existing dwelling, a freestanding metal carport will be constructed at the rear of the existing dwelling. A covered walkway will connect the proposed carport to the existing laundry. The existing dwelling has living areas with direct external access at the front and rear of the dwelling. While there is adequate private open space to the rear of the dwelling, it is also proposed to provide a courtyard to the front of the dwelling.

Upon completion of the development, proposed Lot 121 will be a fully serviced developed site and proposed Lots 122 & 123 will be fully serviced vacant Lots.

4 Subdivision suitability

Maitland LEP 2011

Maitland LEP 2011, identifies the zone applying to the land as R1 General Residential with a minimum lot size of 450m². All proposed Lots exceed the minimum requirements.

Maitland DCP 2011

Maitland Development Control Plan 2011 applies to this land. This Development Application makes the following assumptions based on – Part C Design Guidelines. C.10 - Subdivision

Proposed Title System

The current site is Torrens Title, all proposed Lots will be Torrens Title.

Subdivision Design

A detail survey and site assessment has been completed for the property. No constraints were identified that would prevent development (subdivision) of the site.

The following Design Elements have been considered in relation to this subdivision application, incorporating Environmental Considerations (EC), Design Considerations (DC) and Identity Components (IC).

EC.1 Flora and Fauna

According to the 10.7 planning certificated, dated 24/06/2021, no Local Environmental Plan or draft Local Environmental Plan identifies the land as including or comprising critical habitat. Nor has Council received any information from Hunter Local Land Service that the land is affected by a property vegetation plan under Part 4 of the Native Vegetation Act 2003.

As part of the development works seven (7) trees will be felled. From a site inspection, the trees to be felled do not appear to be significant, some are large shrubs (bottle brush). These are identified on sheet 3 of 173887(PS) Demolition and Tree Felling Plan.

EC.2 Heritage and Archaeology

According to the 10.7 planning certificated, dated 24/06/2021, the land IS NOT in a Heritage Conservation Area and does NOT contain an item of Environmental Heritage.

EC.3 Hazards

The following Hazards have been considered in relation to this subdivision application. This information has been sourced from the 10.7 planning certificated, dated 24/06/2021.

Bushfire

There are no Bushfire protection requirements and the land is NOT identified as being bushfire prone land. This application does not require referral to the Rural Fire Service (RFS).

Flooding

Development on this land is NOT subject to flood related development controls.

Landslip

N/A

Land Contamination

This land is NOT considered to have any significant contamination and is not subject to any orders.

Acid sulfate soils

According to the Acid sulphate mapping the site is class 5

Coal Mining Subsidence

The land has NOT been proclaimed to be within a Mine Subsidence District under the meaning of section 20 of the Coal Mine Subsidence Compensation Act 2017.

DC.1 Lot Size and Dimensions

For the Purpose of determining the property dimensions, the area of all proposed Lots are greater than 450m², excluding Rights Of Access (ROA), and each proposed Lot has a minimum potential building area of 15m x 10m .

The proposed lot areas are as follows: -

- Proposed Lot 121 at the northern end of the site, with frontage to Moore Road. 1150.7m² (1037.7m² ex ROA).
- Proposed Lot 122, centrally within the site. 900m² (753m² ex ROA).
- Proposed Lot 123 at the southern (rear) end of the site. 1176.1m².

Reciprocal ROA area being provided over all three proposed lots, where the proposed driveway passes proposed Lot 121, the minimum combined ROA is 6.5m and where the proposed driveway passes proposed Lot 122, the minimum combined ROA is 4.0m. The width of the ROA is increased as require to suit the driveway widening at the front of the property, the passing bay behind the existing dwelling and the turning requirements from the proposed parking for proposed Lot 121.

A variation is being sought to clause C.10 DC1 i) '*No more than 2 lots may be serviced by a reciprocal right-of carriageway*'. It is proposed to allow all three proposed Lots to utilise the reciprocal right-of carriageways for the limit of proposed Lot 121. There is a clear width of 3m on the eastern side of the existing dwelling to the boundary. This is adequate for a driveway. However, to maintain the existing character from the street frontage it is proposed to have one combined access. It is proposed to remove the existing 6.5m wide driveway and construct a new driveway with widths varying between 5.5m and 3m. Refer to the proposed works plans 173887C(DA) for further details. As part of the driveway works it is proposed to maintain the existing garden on the western side of the driveway.

DC.2 Solar Access and Energy Efficiency

All proposed lots are large with adequate room to orientate a future dwelling to optimise the solar aspect. The north south boundary is 159° 42' 30" which is approximately 20° off north south.

DC.3 Drainage, Water Quality & Soil Erosion

There is an existing 375mmØ RCP system along the rear of the site, this continues into the adjoining property, where it runs parallel to the eastern boundary of the subject site. Approximately halfway along the eastern boundary, of the subject site, the piped system turns, increases to 450mmØ RCP and continues downstream. Where the stormwater system traverses the subject site, it is burdened by and easement to drain water 2.5 wide and variable which benefits Council. Similarly, the downstream properties are burdened by easements to drain water which benefit Council.

All stormwater from the existing site, including roof water from all structures, is directed to the existing piped Council system (at the low point along the eastern boundary). There is a concrete surface drain that directs stormwater flows to the existing Council stormwater pit on the adjoining property. This is the location that the piped system increases to 450mmØ.

It is proposed to construct an Inter Allotment Drainage (IAD) system to drain the driveway and all proposed lots to the existing piped Council stormwater system. The stormwater system, from the existing dwelling will be redirected to the proposed IAD system. The IAD system will be connected to the Council pit, that is located adjacent to the subject site, in the adjoining property in the same location that the current development site is draining to.

During the construction phase, suitable temporary erosion/sedimentation controls will be placed to prevent silt leaving the site. These measures will not be removed until the site has been stabilised.

Due to the small nature of this development, apart from controls such as pit inserts, further water quality control measures should not be required until dwellings are constructed via a separate application.

DC.4 Landscape, Streetscape & Visual Impact

It is proposed to remove the existing 6.5m wide driveway and construct a new driveway with the initial width being 5.5m wide and then reducing to 3m wide. As part of the proposed works it is proposed to maintain the existing garden on the western side of the driveway. This will maintain the existing landscaping and reduce the extent of concrete.

As part of the development works it is proposed to provide a court yard in front of the existing dwelling. This will be provided by a decorative picket style fence. Some complimentary landscaping will be provided in front of the picket fence.

DC.6 Roads & Access, Pedestrian & Cycleways

Access to lots in the subdivision will be from an existing road, no further private road construction is proposed.

All lots will gain access from a shared driveway. To allow a vehicle to enter the driveway, while another vehicle is waiting to leave, the first 6m of the driveway will be 5.5m wide. Beyond this and adjacent to the existing dwelling, the driveway will be reduced in width to 3m. Behind the existing dwelling a 5.5m passing bay will be provided to allow vehicles to wait and pass. The passing bay will be provided adjacent to the proposed parking spaces on proposed Lot 121. This will provided the manoeuvring requirements for a vehicle to enter and exit the site in a forward direction.

Currently there are no constructed footpaths in Moore Road, constructed footpaths are available at Tocal Road. Moore Road is a no through road, which gains access from Tocal Road, therefore it is not proposed to provide any additional footpath.

DC.7 Crime Prevention

Due to the subdivision creating battle-axe properties, the development will not increase the risk of crime.

DC.8 Site Filling

Minor filling and site regrading will be carried out, along the eastern boundary, centrally within the site, predominately in proposed Lot 122. This will involve the construction of a retaining wall, approximately 34m long, with a maximum height of 0.89m. The site will be filled/regarded for a width of approximately 13m. This minor filling is necessary to provide cover over the proposed sewer main extension. For further details refer to sheets C07 to C09 on the concept works plans 173887C(DA).

DC.9 Reticulated Services

The proposed subdivision is a small infill development where all public utilities / services are in place.

At the road frontage there is: -

- Overhead power
- Underground communications
- Water main
- Gas main

As part of the subdivision works, relevant service conduit will be installed to the body of proposed Lots 122 & 123. The size and type of the conduit will be in accordance with the relevant authority's standards. The existing house on proposed Lot 121 has existing connections directly from Moore Road.

The existing sewer main is located in proposed Lot 123. A sewer mains extension will be required to the body of proposed Lot 121. As part of the development works, the existing house will need to be reconnect to the proposed sewer main.

IC.1 Entry Features

This is a small infill development, there is no entry feature proposed.

IC.2 Street Names

All proposed lots in the subdivision will be accessed from the existing Moore Road. No further street naming is required.

IC.3 House/Lot Numbering

It is proposed to create Lots 121, 122 & 123, all consecutive numbers as required by Land Registry Services (LRS). The first two digits in the proposed Lot numbers represents the existing Lot number.

5 Conclusion

This subdivision:

- The proposed subdivision will:
 - Orderly and economically develop suitable land for a residential which are essentially domestic in scale and which have private gardens.
 - Will be compatible with a low density residential environment and afford services to residents at a local level.
 - Will not adversely affect residential amenity or place demands on the services beyond the level reasonably required for low scale housing/ residential development.
- Complies with the relevant planning requirements.
- Has all relevant infrastructure in place.
- Is close to all the public amenities.
- Will provide vacant land in a desirable residential area.

A handwritten signature in black ink, appearing to read "Rod Fletcher".

ROD FLETCHER A.M.I.E. Aust.

National Manager Civil (Land Development)

6 Appendices

- Appendix A – Proposed Subdivision Plans**
- Appendix B – Concept Works Plans**
- Appendix C – Site Photos**
- Appendix D – Public Utility Diagrams**
- Appendix E – 10.7 Planning Certificate, CT & DP 862153**
- Appendix F – Existing House Plan**